



Arbor Options, LLC
Tree Consultants

Memorandum

To: Greg Westbrook
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Site: 2110 3rd Avenue North Seattle, WA 98109

From: Ryan Ringe, Arbor Options Tree Consultants

Date: 5/21/17

Subject: Tree Identification and Evaluation

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Summary

Date of Site Visit: 5/17/17

Of Significant Trees on Property: 1

Of Exceptional Trees on Property: 0

Of R.O.W (Right-of-Way) Trees: 1

Of Encroaching Significant Property Trees: 3

Of Encroaching Adjacent Exceptional Property Trees: 1 (Tree #C)

All *significant trees* on the subject property and R.O.W. were identified, measured for diameter at breast height (*DBH*), evaluated for condition, and classified as Exceptional or Non-Exceptional according to Seattle DPD Director's Rule 16-2008. All encroaching adjacent property significant trees were evaluated for Exceptional status.

There was one (1) significant tree located on the subject property, which was non-exceptional. There was one (1) R.O.W. tree (non-exceptional). There were three (3) encroaching significant adjacent property trees, one (1) of which was exceptional (Tree #C).

Assignment & Scope of Report

This report outlines the site inspection by Ryan Ringe of Arbor Options Tree Consultants, on May 17th, 2017. I was asked by Greg Westbrook of MRN Homes to identify and evaluate the condition of all significant and exceptional trees located on the subject property and R.O.W. at 2110 3rd Avenue North in Seattle, WA, and to evaluate all encroaching adjacent property significant trees for Exceptional status.

Limits of Assignment

Unless stated otherwise: 1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and 2) the inspection is limited to visual examination of the subject trees without dissection, excavation, probing, climbing, or coring unless explicitly specified.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the subject trees may not arise in the future. Additional Assumptions and limiting conditions can be found in Appendix C & D.

Methods

To evaluate the trees and to prepare the report, I drew upon my 15+ years of experience in the field of forestry, site management, and arboriculture and my formal education in plant biology, plant identification, and plant physiology. I also followed the protocol of the International Society of Arboriculture (ISA) for Visual Tree Assessment (VTA) that includes looking at the overall health of the tree as well as the site conditions. This is a scientifically based process to look at the entire site, surrounding landscape and soil, as well as a complete look at the trees themselves.

In examining the trees, I looked at such factors as: size, vigor, canopy and foliage condition, density of leaves, injury, insect activity, root damage and root collar health, crown health, evidence of disease-causing bacteria, fungi or virus, dead wood and hanging limbs.

City of Seattle Rules (Director's Rule 16-2008)

Size Thresholds

Trees with a diameter at breast height (DBH), defined in this rule, that is equal to or greater than the threshold diameters listed in Seattle DPD Director's Rule 16-2008, Table 1 are considered exceptional unless they fail to meet the risk criteria discussed in Director's Rule 16-2008. For all species not listed in Table 1, the threshold diameter is 30" or 75% of the largest documented diameter for a tree of that species in Seattle, whichever is less, as noted in Trees of Seattle, 2nd edition by Arthur Lee Jacobson. If no tree diameter or circumference is listed in this source, the threshold diameter is 30" or 65% of the largest documented diameter for a tree of that species in Washington, whichever is less, as noted in Champion Trees of Washington State by Robert Van Pelt.

Tree Grove

A grove means a group of 8 or more trees 12" in diameter or greater that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional unless they fail to meet the risk criteria discussed in Director's Rule 16-2008. Trees that are less than 12" in diameter that are part of a grove's continuous canopy cannot be removed if their removal may damage the health of the grove. Street trees shall not be included in determining whether a group of trees is a grove.

Measurement of Tree Diameter

Diameter at Breast Height (DBH), which means the diameter of a tree trunk measured at 4.5 feet above average grade, is used in determining the diameter of existing trees. Where a tree has a branch(es) or swelling that interferes with measurement at 4.5 feet above average grade or where a tree tapers below this point, the diameter is measured at the most narrow point below 4.5 feet. For trees located on a slope, the 4.5 feet is measured from the average of the highest and lowest ground points or, on very steep slopes where this is not possible, the lowest practical point on the uphill side. Where a tree splits into several trunks close to ground level, the DBH for the tree is

the square root of the sum of the DBH for each individual stem squared (example with 3 stems:
DBH = square root [(stem1)² +(stem2)² +(stem3)²]).

Observations

Note: Refer to Appendix A – Tree Location Map for locations of all trees.

There were no tree groves located on the subject property

Subject Property Significant Trees

Tree #1: 16.2” DBH (4 stems of 9.5”, 5.8”, 10.9”, and 4.4” DBH) Chinese Juniper cv (cultivar) *Juniperus chinensis* cv., Fair condition, 14 ft. dripline radius, Non Exceptional tree (*Largest Chinese Juniper cv in Trees of Seattle, 2nd Edition by Arthur Lee Jacobsen is 5’ 10” circumference = 22.3” diameter; 75% = 16.7” Threshold diameter*)

R.O.W. (Right-Of-Way) Trees

Tree #A: 7.1” DBH (2 stems of 5.7” and 4.3” DBH attached at 4 ft. height) Autumnal Flowering Cherry, *Prunus x subhirtella* ‘Autumnal’, Fair/ Poor condition, 14 ft. dripline radius, Non Exceptional tree (*Threshold diameter 23”*, *Seattle DPD Director’s Rule 16-2008, Table 1*)

Significant Encroaching Adjacent Property Trees

Note: Tree #B-D’s DBH values are close approximations, to avoid trespass.

Tree #B: Approx. 14” DBH Honey Locust tree, *Gleditsia triancanthos*, Good condition, 24 ft. dripline radius, Non-Exceptional tree (*Threshold diameter 30”*, *Seattle DPD Director’s Rule 16-2008, Table 1*)

Tree #C: Approx. 14” DBH Oregon White Oak, *Quercus garryana*, Good condition, **17 ft. dripline radius, Exceptional tree due to size** (*Threshold diameter 6”*, *Seattle DPD Director’s Rule 16-2008, Table 1*)

Tree #D: Approx. 17.5” DBH (16 stems of approx. 7”, 4.5”, 4”, 4.5”, 5”, 5”, 4.5”, 4”, 3”, 3”, 4.5”, 3”, 4”, 5”, 4”, and 3” DBH) English Laurel tree, *Prunus laurocerasus*, Good/ Fair condition, 21 ft. dripline radius, Non Exceptional tree (*Largest English Laurel tree in Trees of Seattle, 2nd edition by Arthur Lee Jacobson is 9’1-1/2” circumference = 34.9” diameter; 75% = 26.2” Threshold diameter*)

References

Seattle DPD Director's Rule 16-2008

Ryan Ringe

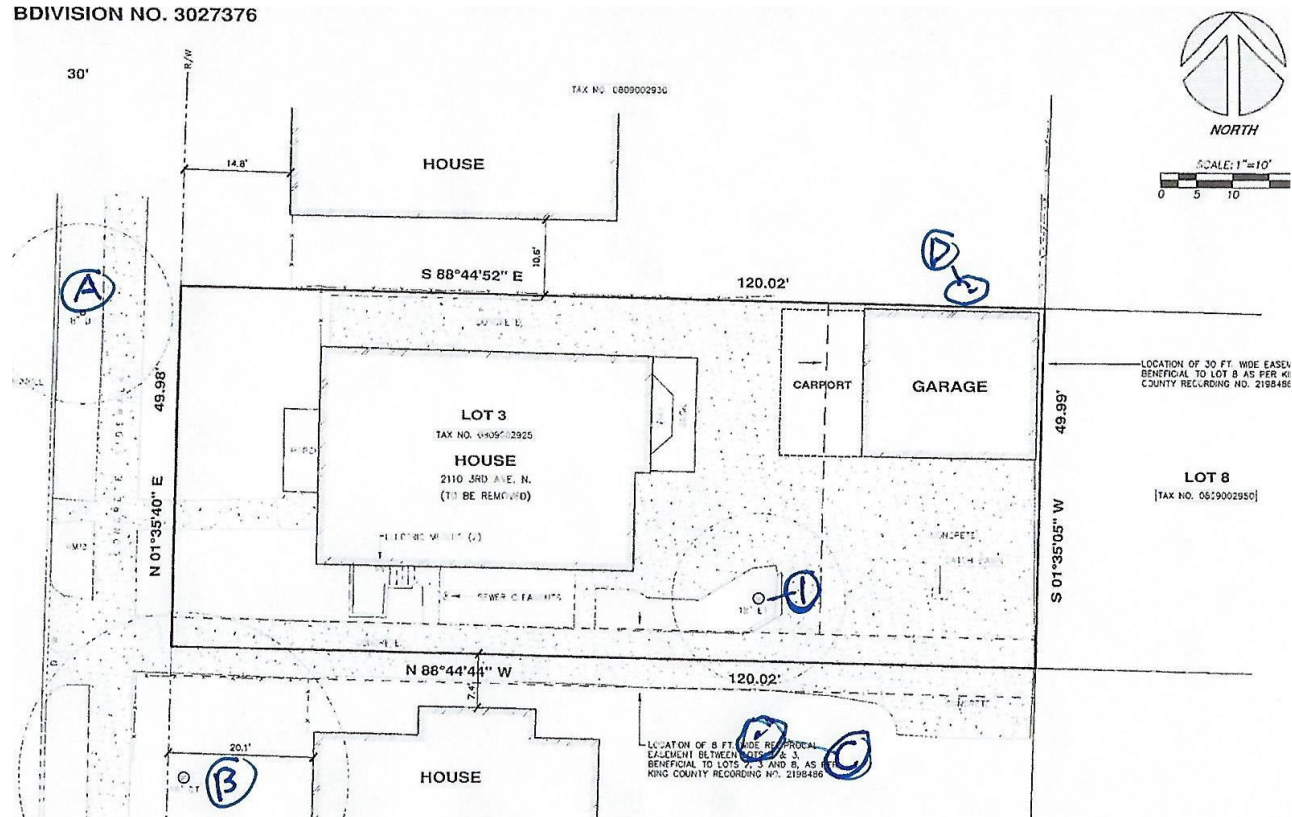
A handwritten signature in black ink, appearing to read 'Ryan Ringe', with a stylized, flowing script.

Arbor Options Tree Consultants
5/21/17

Appendix A - Tree Location Map

Note: North is at top of page, and tree locations for Trees #C & D are approximate.

BDIVISION NO. 3027376



Appendix B – Table of Trees

Tree #	Common Name	DBH (in.)	Condition	Dripline radius	Exceptional by Size	Exceptional by Grove	Notes
Subject Property Significant Trees							
1	Chinese Juniper cv.	16.2	Fair	14	No	No	
R.O.W. (Right-Of-Way) Trees							
A	Autumnal Flowering Cherry	7.1	Fair/ Poor	14	No	N/A	
Significant Encroaching Adjacent Property Trees							
B	Honeylocust	14	Good	24	No	No	
C	Oregon White Oak	14	Good	17	Yes	No	Exceptional Tree; Protection Required
D	English Laurel	17.5	Good/ Fair		No	No	

Appendix C - Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Unless otherwise required by law, possession of any report by the consultant does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior expressed written consent of the consultant.
4. This report and any values or opinions expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
5. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the expressed purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of said information.
6. Unless stated otherwise, (1) information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring. Consultant makes no warranty or guarantee, express or implied, that the problems or deficiencies of the plans or property in question may not arise in the future.
7. Loss or alteration of any part of this Agreement invalidates the entire report.

Appendix D – Waiver of Liability

There are many conditions affecting a tree's health and stability, which may be present and cannot be ascertained, such as, root rot, previous or unexposed construction damage, internal cracks, stem rot and more which may be hidden. Changes in circumstances and conditions can also cause a rapid deterioration of a tree's health and stability. Adverse weather conditions can dramatically affect the health and safety of a tree in a very short amount of time.

While I have used every reasonable means to examine these trees, this evaluation represents my opinion of the tree health at this point in time. These findings do not guarantee future safety nor are they predictions of future events.

The tree evaluation consists of an external visual inspection of an individual tree's root flare, trunk, and canopy from the ground only unless otherwise specified. The inspection may also consist of taking trunk or root soundings for sound comparisons to aid the evaluator in determining the possible extent of decay within a tree. Soundings are only an aid to the evaluation process and do not replace the use of other more sophisticated diagnostic tools for determining the extent of decay within a tree.

As conditions change, it is the responsibility of the property owners to schedule additional site visits by the necessary professionals to ensure that the long-term success of the project is ensured. It is the responsibility of the property owner to obtain all required permits from city, county, state, or federal agencies. It is the responsibility of the property owner to comply with all applicable laws, regulations, and permit conditions. If there is a homeowners association, it is the responsibility of the property owner to comply with all Codes, Covenants, and Restrictions (CC&R's) that apply to tree pruning and tree removal.

This tree evaluation is to be used to inform and guide the client in the management of their trees. This in no way implies that the evaluator is responsible for performing recommended actions or using other methods or tools to further determine the extent of internal tree problems without written authorization from the client. Furthermore, the evaluator in no way holds that the opinions and recommendations are the only actions required to insure that the tree will not fail. A second opinion is recommended. The client shall hold the evaluator harmless for any and all injuries or damages incurred if the tree examined fails for any reason or if the evaluator's recommendations are not followed or for acts of nature beyond the evaluator's reasonable expectations, such as severe winds, excessive rains, heavy snow loads, etc.